



**MINUTES AND MEMORANDA OF A MEETING  
OF  
THE BOARD OF DIRECTORS OF THE  
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**

Held: August 25, 2022

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held on Thursday, August 25, 2022 at 10:00 a.m. EST at the IHCDA offices at 30 South Meridian Street, Suite 900, Indianapolis, IN 46204.

The following individuals were present at the meeting: Anne Valentine (Lieutenant Governor designee); Ryan Locke (Indiana Treasurer of State designee); Mark Pascarella (Indiana Public Finance Director designee); Board Member Tom McGowan; Board Member J. June Midkiff (appeared virtually); Board Member G. Michael Schopmeyer (appeared virtually); Board Member Andy Place Sr. (appeared virtually); J. Jacob Sipe (IHCDA Executive Director); members of the staff of the Lieutenant Governor; members of the staff of the Authority and the general public.

Anne Valentine served as Chair of the meeting and upon noting the presence of a quorum, called the meeting to order. Lauren Tillery served as Secretary.

**I. Approval of Minutes**

**A. Meeting Minutes**

A motion was made by Andy Place to approve the July 28, 2022, Meeting Minutes, which was seconded by Mark Pascarella. The motion passed unanimously by roll-call vote.

**RESOLVED**, the Minutes of the Board meeting held on July 28, 2022, are hereby approved to be placed in the Minute Book of the Authority.

**II. Real Estate Department**

**A. HOME Homebuyer Program**

Chairperson Valentine recognized Samantha Spergel who presented the HOME Homebuyer Program.

**Background**

The HOME Investment Partnerships Program (HOME) provides funding to develop affordable housing for low to moderate income households, including the new construction or rehabilitation of units to support homeownership.

**Process**

IHCDA opened the HOME Homebuyer Funding Round on April 1, 2019. The application and policy included changes to align with updated guidance regarding Homebuyer activities, including new requirements regarding underwriting standards, lending practices, and housing counseling required by the U.S. Department of Housing and Urban Development (“HUD”). IHCDA held two technical assistance webinars to discuss the new HUD regulations regarding the homebuyer program, to provide an overview of the application forms, policy, and underwriting workbooks, and to answer any additional questions for entities interested in applying.



IHCDA's HOME Homebuyer Funding is available to non-profits and local units of government with applications being accepted on a rolling basis. Applicants may request up to \$500,000 per application.

IHCDA also allows organizations to apply for a Community Housing Development Organization (CHDO) certification and CHDO Operating Funds in conjunction with a request for funding through the Innovative Round. If certified, the organization would be eligible to request up to \$50,000 of CHDO Operating funds.

On May 10, 2022, IHCDA received an application for the new construction of one unit in Columbus from Southern Indiana Housing and Community Development Corporation ("SIHCDC"). IHCDA staff checked the application for completeness, determined whether all threshold requirements were met, and scored the application based on requirements outlined in the HOME 2021 Homebuyer Policy. The application met threshold requirements and scored above the minimum points required to be considered eligible to receive funding. The CHDO application was also reviewed by IHCDA Real Estate staff to ensure all federal requirements were met. Upon completion of this review, SIHCDC was certified as CHDO and is eligible for CHDO Operating funding. SIHCDC's applicant summary is attached hereto as **Exhibit A**.

### Key Performance Indicators

IHCDA will track the following Key Performance Indicators in relation to its HOME Homebuyer Program:

1. The total number of Homebuyer units produced with HOME funds. To date, IHCDA has funded 35 HOME Homebuyer units since April 1, 2019.
2. The number of certified Community Housing and Development Organizations (CHDOs) applying through this program. To date, IHCDA has certified four CHDOs through this program.
3. Development benchmark tracking including release of funds, start and completion of construction, funds drawn, inspections, and the final closing.

### Recommendation

Staff recommends the approval of a HOME Homebuyer award and CHDO Operating Supplement to Southern Indiana Housing and Community Development Corporation, as listed in **Table A**:

TABLE A					
Award Number	Applicant	Project Name	HOME Homebuyer Amount Recommended	Applicant Score	Location
CH-021-011	Southern Indiana Housing and Community Development Corporation	1313-1317 9 <sup>th</sup> Street	\$88,301	87	1313-1317 9 <sup>th</sup> Street, Columbus
CO-021-010	Southern Indiana Housing and Community Development Corporation	1313-1317 9 <sup>th</sup> Street – CHDO Operating Supplement	\$50,000	N/A	N/A

Following discussion, a motion was made by Tom McGowan to approve awarding HOME funding in the form of a grant in an amount not to exceed \$88,301 to Southern Indiana Housing and Community Development Corporation. The motion was seconded by J. June Midkiff. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve awarding HOME funding in the form of a grant in an amount not to exceed \$88,301 to Southern Indiana Housing and Community Development Corporation. as recommended by staff.

Following discussion, a motion was made by Mark Pascarella to approve awarding HOME CHDO Operating Supplement funding in the form of a grant in an amount not to exceed \$50,000 to Southern Indiana Housing and



Community Development Corporation The motion was seconded by Tom McGowan. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve awarding HOME CHDO Operating Supplement funding in the form of a grant in an amount not to exceed \$50,000 to Southern Indiana Housing and Community Development Corporation., as recommended by staff.

## **B. HOME Recommendation**

Chairperson Valentine recognized Peter Nelson, who presented the HOME Investment Partnerships Program Recommendation.

### **Background**

The HOME Investment Partnerships Program (HOME) provides funding for the construction and/or rehabilitation of affordable housing for low and moderate-income residents. HOME funding can also be used for capacity building activities for Community Housing Development Organizations (CHDOs). CHDOs are IHCDCA-certified not-for-profit housing organizations that meet certain HOME regulations and are eligible to receive HOME funds to use as an operating supplement when carrying out a HOME-funded development. Developments funded with HOME funds are subject to requirements on rent limits, income eligibility for tenants, housing development costs, and long-term affordability. Project summaries for all the recommended applications are attached hereto as **Exhibit B**. Project summaries for all denied applications are attached hereto as **Exhibit C**.

### **Process**

The Program Year 2021 HOME Round was a competitive rental-only round. Applications were due on or before May 9, 2022. On March 17<sup>th</sup>, the Real Estate Allocation staff hosted a webinar to discuss changes to the policy and provide technical assistance. Potential applicants were provided with an opportunity to ask staff questions during the webinar and slides were later made available to anyone unable to attend.

IHCDA received a total of 12 rental applications. Each application received by IHCDA was scored by reviewers based on the requirements outlined in the HOME Rental Application Policy. Applications were checked for completeness and to determine whether all threshold requirements were met. Each applicant was given the opportunity to respond to staff questions regarding its application. Only applications having a score that equals or exceeds the minimum score of 68 points are eligible to receive funding in the Program Year 2021 HOME Round.

IHCDA allowed organizations to apply for a CHDO certification prior to submitting a HOME application. If certified, the organization would be eligible to request HOME funds up to \$1,500,000 which is \$500,000 more than the maximum grant allowable for non-CHDOs. Eleven applicants applied to be certified as CHDOs during the Program Year 2021 HOME Round. All CHDO applications were checked by IHCDA Real Estate Allocation staff for completeness and to determine whether all requirements were met. Each applicant was given the opportunity to respond to any staff questions regarding its application. Upon completion of this review, nine applicants were certified as CHDOs. Seven of the nine applicants that were certified as CHDOs applied for 2021 HOME funding.

### **Key Performance Indicators**

IHCDA will track the following Key Performance Indicators in relation to this HOME Rental Funding Round:

1. The total number of rental units produced with HOME funds including the number of units that target special populations.
2. The number of certified Community Housing and Development Organizations (CHDOs).
3. Development benchmark tracking including release of funds, start and completion of construction, funds drawn, inspections, and lease-up.

### **Summary of Applications Received**

Of the 12 applications received, 10 are being recommended to receive HOME funding:

{00043562-2}



HOME Development Applications – Rental Activities				
	Applications Reviewed & Amount Requested		HOME Awards Recommended	
HOME (rental activities)	12	\$11,927,646.00	10	\$10,276,892.00

Of the 12 applications received, eight also included requests for Indiana Affordable Housing and Community Development Fund (“Development Fund”) loans. Of those eight applications, seven are being recommended to receive Development Fund:

IHCD Development Fund Applications				
	Applications Reviewed & Amount Requested		Development Fund Award Recommended	
Development Fund	8	\$1,992,740.00	7	\$1,778,740.00

Of the 12 applications, seven also included requests for CHDO Operating Supplement. Of those seven requests, six applicants are being recommended to receive CHDO Operating Supplement funds:

CHDO Operating Supplement Applications				
	Applications Reviewed & Amount Requested		Awards Recommended	
CHDO Operating Supplement	7	\$350,000.00	6	\$300,000.00

The two applications listed in **Table B** below were denied because the application was withdrawn or did not meet minimum scoring, completeness, and/or threshold guidelines. Project summaries for all denied applications are attached hereto as **Exhibit C**.

TABLE A						
Award Number	Applicant Name	Project Name	Score	HOME Rental Amount Recommendation	CHDO Operating Supplement Recommendation	Development Fund Recommendation
CH-021-004 CO-021-004 DFL-022-018	Affordable Housing Corporation of Marion, Indiana	Pleasant Run Apartments	68	\$1,074,000	\$50,000	\$412,632
CH-021-005 CO-021-005	Blue River Services, Inc.	Autumn Ridge Duplexes	69	\$888,000	\$50,000	
CH-021-006 CO-021-006	Community Housing Development Organization of Western Indiana, Inc.	Riverbend Rehab	75.5	\$200,000	\$50,000	
CH-021-007 CO-021-007 DFL-022-016	Hamilton County Area Neighborhood Development, Inc	Plum Prairie	79.5	\$880,000	\$50,000	\$100,000
CH-021-008 CO-021-008	Housing Opportunities, Inc.	Union St. Apartments	88.5	\$1,500,000	\$50,000	
HM-021-003 DFL-022-012	LaCasa of Goshen, Inc.	409 Madison	76	\$436,000		\$97,000
HM-021-004 DFL-022-017	LaCasa of Goshen, Inc	511 Division	74	\$967,000		\$328,000



CH-021-009 CO-021-009 DFL-022-014	New Hope Development Services, Inc	Beechwood	88.5	\$1,500,000	\$50,000	\$226,000
HM-021-005 DFL-022-013	Housing Opportunities Inc. dba Thrive Alliance	Hukill Flats	73.5	\$1,331,892		\$389,108
CH-021-010 DFL-022-015	New Hope Development Services, Inc	Highland View	79.5	\$1,500,000		\$226,000
<b>Total Recommended Amount</b>				\$10,276,892	\$300,000	\$1,778,740

<b>TABLE B</b>							
<b>Application Number</b>	<b>Applicant Name</b>	<b>Project Name</b>	<b>Score</b>	<b>HOME Amount Requested Rental</b>	<b>CHDO Operating Supplement Requested</b>	<b>Development Fund Requested</b>	<b>Reason for Denial</b>
2021-HM-026	Developmental Services Inc	McKinley Court II	0	\$720,000	\$50,000	\$214,000	Failed Threshold
2021-HM-032	Switzerland County Housing Inc.	Switzer Square Senior	57.5	\$930,754			Did Not Meet Minimum Score

Following discussion, a motion was made by Tom McGowan to approve HOME funding in the form of grants in an aggregate amount not to exceed \$10,276,892.00 to the applicants as set forth in **Table A** and **Exhibit B**. The motion was seconded by Ryan Locke. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve HOME funding in the form of grants in an aggregate amount not to exceed \$10,276,892.00 to the applicants as set forth in **Table A** and **Exhibit B**, as recommended by staff.

Following discussion, a motion was made by Andy Place Sr. to approve Development Fund loans in an aggregate amount not to exceed \$1,778,740.00 to the applicants as set forth in **Table A** and **Exhibit B**. The motion was seconded by Mark Pascarella. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve Development Fund loans in an aggregate amount not to exceed \$1,778,740.00 to the applicants as set forth in **Table A** and **Exhibit B**, as recommended by staff.

Following discussion, a motion was made by Tom McGowan to approve the HOME CHDO Operating Supplement funding in the form of grants in an aggregate amount not to exceed \$300,000.00 to the applicants as set forth in the **Table A** and **Exhibit B**. The motion was seconded by Andy Place Sr. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve the HOME CHDO Operating Supplement funding in the form of grants in an aggregate amount not to exceed \$300,000.00 to the applicants as set forth in the **Table A** and **Exhibit B**, as recommended by staff.

### C. HTF Monthly Update

Chairperson Valentine recognized Peter Nelson, who also presented the HTF Monthly Update.

#### Background:

On November 18, 2021, the Board authorized IHCD's Deputy Executive Director and Chief Real Estate Development Officer to take all actions necessary to distribute additional allocations of National Housing Trust Fund (HTF) to HTF developments that have been negatively impacted by cost increases, provided that the Board is informed



of all awards made on a monthly basis. On March 24, 2022, the Board approved an extension of the delegated authority, which was set to expire on March 31, 2022.

The following HTF awards were made after the finalization of July's Board Meeting Agenda. This brings the total number of approvals to 4 projects totaling \$1,894,000 in HTF funding.

<b>National Housing Trust Fund</b>						
Development Name	Location	Recipient	Type of Construction	HTF Amount Awarded	Date Awarded	HTF award year
Partners Preservation Project	Indianapolis	Partners in Housing Development Corporation	New Construction	\$500,000	July 25, 2022	2021
Providence Place	Indianapolis	Englewood CDC	New Construction	\$394,000	July 25, 2022	2021
Mullen Flats	Terre Haute	Mental Health America of West Central Indiana, Inc	New Construction	\$500,000	July 25, 2022	2021

No action is needed as this is an update to the board.
--

#### **D. Monthly TCAP Update**

Chairperson Valentine recognized Alan Rakowski, who presented the Monthly TCAP Update.

##### **Background:**

On September 23, 2021, the Board authorized IHCD's Deputy Executive Director and Chief Real Estate Development Officer to take all actions necessary to distribute additional allocations of Tax Credit Assistance Program (TCAP) funds to Low Income Housing Tax Credit (LIHTC) developments that have been negatively impacted by cost increases, provided that the Board is informed of all awards made on a monthly basis. On March 24, 2022, the Board approved an extension of the delegated authority, which was set to expire on March 31, 2022.

The following awards were made after the finalization of July's Board Meeting Agenda. This brings the total number of approvals to 19 projects totaling \$8,842,411 in TCAP funding.

Development Name	Location	Developer	Type of Construction	TCAP Amount Awarded	Date Awarded	Year of Tax Credits
Englewood Homes	Indianapolis	Englewood CDC	New Construction	\$500,000	July 20, 2022	2022
34 East	Marion	Advantix Development Corporation	New Construction	\$500,000	August 10, 2022	2022
Lakeshore Manor	East Chicago	DTM Real Estate Services, LLC	New Construction	\$500,000	August 11, 2022	2018



No action is needed as this is an update to the board.
--

### **E. Historic Gallatin Square**

Chairperson Crouch recognized Alan Rakowski, who presented the Historic Gallatin Square Board Memo.

#### **Background**

On November 21, 2019, the IHCD Board of Directors awarded Historic Gallatin Square, LP \$1,097,836 in annual Rental Housing Tax Credits in the 2020A-C Tax Credit Application round. The developer, McKinley Development LLC, was proposing the rehabilitation of three historic buildings in Marion to create 42 units of affordable housing.

#### **Process**

In April of 2022, the developer informed IHCD that the surge in construction costs had created a funding gap for the project. While the project applied for \$500,000 in TCAP funding through the Gap Financing Policy, the development team indicated that an additional \$500,000 was also needed to fill the gap. As a result, they submitted a \$500,000 request for a Development Fund loan.

As with any request for supplementary funding following a tax credit allocation that is made outside of an approved Gap Financing Policy, IHCD staff reviewed the request under the terms of the Qualified Allocation Plan (QAP). Under the terms of the QAP, developments that request additional IHCD resources after a tax credit allocation is made will be subject to sanctions if the funding request is approved by IHCD's Board of Directors. This will apply to the applicant, owner, developer, and/or other applicable development team members at the discretion of IHCD.

IHCD ensured that the Historic Gallatin Square team was aware of the QAP requirements prior to proceeding with the review process. McKinley Development LLC and J Higgs Development LLC serve as owners of the project. McKinley Development LLC also serves as the developer.

IHCD has underwritten the development with a \$500,000 Development Fund loan at 1.5% interest for 15 years, which is consistent with debt structure for Development Fund loans. The Development Summary Sheet is attached hereto as **Exhibit D**.

If approved, McKinley Development LLC and J Higgs Development LLC will be ineligible to request IHCD capital funding sources for a period of one year, commencing on the date of this memo. Furthermore, a \$32,500 fine will be assessed to the above referenced entities, which will be payable at the completion of the one-year suspension as a condition of being removed from the suspension list.

Following discussion, a motion was made by Tom McGowan to approve awarding a Development Fund loan to Historic Gallatin Square, L.P. in an amount not to exceed \$500,000 for the above-referenced request. The motion was seconded by G. Michael Schopmeyer. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve awarding a Development Fund loan to Historic Gallatin Square, L.P. in an amount not to exceed \$500,000 for the above-referenced request, as recommended by staff.

### **F. Housing First Program**

Chairperson Crouch recognized Victoria Jennings, who presented the Housing First Program PowerPoint and Board Memo.

#### **Background**



The Indiana Housing First Program was established through state legislation in 2017 to provide rental assistance and supportive services to individuals and families with a serious and persistent mental illness, a chronic chemical addiction, or a serious and persistent mental illness with a co-occurring chronic chemical addiction who are also facing a housing crisis or exiting a residential treatment program. The program uses a Housing First model, meaning that services provided are voluntarily selected by participants and are predicated on a harm reduction approach to addiction. Housing First is an approach that aims to quickly and successfully connect individuals and families experiencing a housing crisis to permanent housing without preconditions or barriers to entry. Supportive services are offered to maximize housing stability and prevent returns to homelessness or treatment programs. The PowerPoint presentation is hereto attached as **Exhibit E**.

### Process

On June 7, 2022, IHCD released an updated policy and Request for Qualifications (“RFQ”) and conducted an informational webinar on June 20, 2022. Responses to the RFQ were due on July 25, 2022. Eligible respondents were 501(c)(3) non-profit organizations, public housing agencies, or units of local government. IHCD received six responses requesting an aggregate award in the amount of \$1,732,458.26. IHCD has \$950,000.00 in funding available for allocation.

Members of an IHCD selection committee individually reviewed all responses and then met as a group to discuss the merits of each. The selection committee’s review and funding recommendation was based upon the following factors:

- Compliance with the RFQ submission requirements;
- Experience of respondent, particularly experience administering rental assistance programs, providing supportive services, and utilizing a Housing First model;
- Financial capacity;
- Readiness to proceed, as demonstrated by identification of appropriate partners and implementation timelines;
- Program design, including but not limited to proposed tenant selection plan, service delivery model and budget; and
- Past award performance.

### Key Performance Indicators

IHCD will track the following Key Performance Indicators for these Indiana Housing First Awards:

1. The total number of households served under the program
2. The amount of funds disbursed
3. The number of participants that remained stably housed upon discharge of the program

### Recommendation

Staff recommends that the Board approve an aggregate award of Indiana Housing First Program funding in the amount not to exceed \$950,000.00 to the four organizations as set forth in **Table A**.

TABLE A				
Applications Recommended for Funding				
Award #	Lead Applicant	Counties Served	Award Requested	Award Recommended
HFP-22-001	Housing Opportunities, Inc.	Jasper, LaPorte, Newton, Porter, and Starke Counties	\$300,000.00	\$300,000.00
HFP-22-002	HVAF of Indiana, Inc.	Boone, Hamilton, Hancock, Hendricks, Johnson, Marion, Morgan, and Shelby Counties	\$300,000.00	\$300,000.00



HFP-22-003	Lafayette Transitional Housing Center, dba LTHC Homeless Services	Benton, Carroll, Clinton, Fountain, Tippecanoe, Warren, and White Counties	\$300,000.00	\$190,000.00
HFP-22-004	YWCA of Northeast Indiana, Inc.	Allen, DeKalb, Huntington, Noble, Wells, and Whitley Counties	\$255,118.26	\$160,000.00
Total:			\$1,155,118.26	\$950,000.00

The applications listed in **Table B** are not recommended for funding.

<b>Table B</b>				
<b>Application not Recommended for Funding</b>				
Lead Applicant	Counties Served	Reason for Denial	Award Requested	Award Recommended
Aurora, Inc.	Daviess, Dubois, Gibson, Knox, Perry, Pike, Posey, Spencer, Vanderburgh, and Warrick Counties	Insufficient funding to award all requests. Denied based on scoring.	\$277,340.00	\$0
Volunteers of America Ohio & Indiana	Cities of Evansville, Indianapolis, and Winchester	Insufficient funding to award all requests. Denied based on scoring.	\$300,000.00	\$0
Total:			\$577,340.00	\$0

Following discussion, a motion was made by Tom McGowan to approve an aggregate award of Indiana Housing First Program funding in an amount not to exceed \$950,000.00 to the four organizations as set forth in **Table A**. The motion was seconded by Mark Pascarella. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve awarding HOME CHDO Operating Supplement funding in the form of a grant in an amount not to exceed \$50,000 to Habitat Development Corporation, LLC., as recommended by staff.

### III. Community Programs

#### A. LIHEAP Allocation Table

Chairperson Crouch recognized Greg Glassley, who presented the LIHEAP Allocation Table.

#### Background

The Low-Income Home Energy Assistance Program (LIHEAP) is a federal block grant program funded through the U.S. Department of Health and Human Services. Most of the block grant is used to assist low-income Hoosiers with their winter energy bills. The LIHEAP statute establishes 150% of the Federal Poverty Level as the maximum income



level allowed. IHCDCA uses a formula allocation, that was approved by the Board, to award funds to LIHEAP subgrantees to assist households in their service territories.

The current Board approved formula utilizes Census data from 2010. In late 2021, the new 2020 decennial census data was released, which triggered staff to update the existing allocation table to incorporate the new population numbers into the 2023 LIHEAP Allocation Table. Updating these allocation tables will more accurately reflect the need in each county, allowing the funding that is distributed to meet the current needs in all service territories.

The allocation formula is based on several factors. Approximately 3% of the LIHEAP award is kept by IHCDCA for Administration and 9% is transferred to the Weatherization program, and 3% is held for technology upgrades. The remaining award amount, which is distributed to the LIHEAP subgrantees is broken down as follows: 70% is allocated based on poverty level; 10% is based on the elderly population; 10% is based on the population that is disabled; 5% is based on the number of households served during the previous program year; and 5% is based on the number of households that utilize bulk fuel as the main heating source. Each subgrantee receives a percentage of the funding based on what proportion of each of the above-referenced categories that its region(s) serves.

### Recommendation

To equitably distribute funding to LIHEAP subgrantees, IHCDCA staff recommends the adoption of a new allocation table that utilizes the most recent Census data. **Exhibit F** illustrates county coverage for each subgrantee. **Table A** shows the number of individuals at or below the 150% Federal Poverty level by agency.

Additionally, in analyzing the current LIHEAP allocation table, IHCDCA staff recommends removing the 3% allocation for technology; except for when a new data system is implemented, all technology updates must be billed to the admin line and should not be broken out separately to avoid going over the allowable admin limits. IHCDCA staff proposes returning that 3% to the initial funding distribution, reducing the need to reallocate funds through the year.

<b>Table A</b>	
<b>Number of Individuals at or below 150% Federal Poverty Level by Subgrantee</b>	
<b>Subgrantee Name</b>	<b>Number of Individuals</b>
AREA FIVE	43,683
AREA IV	111,868
CFS	35,916
CANI	112,713
CAPWI	22,815
CAPE	53,554
TRICAP	14,900
HUEDC	22,707
HSI	58,288
ICAP	127,901
LHDC	21,035
NCCAA	33,127
NWICA	147,774
OVO	106,845
REAL	74,874
SCCAP	57,384
SIEOC	21,939
PACE	28,975
WICAA	40,239
JBNC	258,211

Following discussion, a motion was made by Andy Place Sr. to approve the use of the new LIHEAP allocation table. The motion was seconded by J. June Midkiff. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve the use of the new LIHEAP allocation table, as recommended by staff.



## B. Weatherization Allocation Table

Chairperson Crouch recognized Greg Glassley, who presented the Weatherization Allocation Table.

### Background

The Low-Income Home Energy Assistance Program (LIHEAP) is a federal block grant program funded through the U.S. Department of Health and Human Services. Most of the block grant is used to assist low-income Hoosiers with their winter energy bills; however, a percentage of the funds can be designated for weatherization services, via the Weatherization Assistance Program (WAP). IHCD uses an formula allocation, that was approved by the Board, to award funds to LIHEAP and WAP subgrantees to assist households in their service territories. Since a single subgrantee does not always administer both Weatherization and EAP in the same counties, two allocation tables are needed.

The current Board-approved formula utilizes Census data from 2010. In late 2021, the new 2020 decennial census data was released, which triggered staff to update the existing allocation table to incorporate the new population numbers into the 2023 LIHEAP Weatherization Allocation Table. Updating these allocation tables will more accurately reflect the need in each county, allowing the funding that is distributed to meet the current needs in all service territories.

The allocation formula is based on several factors. Approximately 9% of the total LIHEAP dollar amount awarded to Indiana, is allocated to the Weatherization program. Each agency is allocated a “base” dollar amount out of that 9%. This is to ensure that each agency has enough funding to do significant work in its territory. The remaining amount is broken down as follows: 65% is allocated based on poverty level; 10% is based on the elderly population; 10% is based on the population that is disabled; and 15% is based on the number of heating degree days (HDD) in any given area. Because the 65% is based on poverty level it tends to favor the largest agencies, to make things more equitable, the agency serving Marion County (CAGI) and REAL, which serves multiple counties, both have a reduced base rate. Each subgrantee receives a percentage of its funding based on what proportion of each of the above-referenced categories that its region(s) serves.

### Recommendation

To equitably distribute funding to Weatherization subgrantees, IHCD staff recommends the adoption of a new allocation table that utilizes the most recent Census data. **Exhibit G** illustrates county coverage for each subgrantee. **Table A** shows the number of individuals at or below the 150% Federal Poverty level by agency.

Table A	
Number of Individuals at or below 150% Federal Poverty Level	
Subgrantee Name	Number of Individuals
AREA IV	63,984
CFS	35,916
CAGI	306,095
CANI	127,750
CASI	40,702
CAPWI	22,815
CAPE	53,554
TRICAP	14,900
HUEDC	22,707
ICAP	108,457
JOBSOURCE	67,212
LHDC	10,257
NCCAA	75,738



NWICA	114,865
OVO	49,464
REAL	131,825
SCCAP	57,384
SIEOC	21,939
PACE	28,975
WICAA	40,239

Following discussion, a motion was made by Andy Place Sr. to approve the use of the new LIHEAP Weatherization allocation table. The motion was seconded by Tom McGowan. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve the use of the new LIHEAP Weatherization allocation table, as recommended by staff.

### C. 2023 CSBG Allocation Table

Chairperson Crouch recognized Tina Darling, who presented the 2023 CSBG Allocation Table.

#### Background

The Community Service Block Grant (CSBG) is a federal block grant program funded through the U.S. Department of Health and Human Services. In any given year, Indiana receives \$10.5M. IHCD expects to receive approximately \$10.8 million for FY2023. These funds must be spent by September 30, 2024.

CSBG is designed to focus on the underlying causes and root issues of poverty for families and individuals, with a special focus on families with incomes at or below the 125% of the Federal poverty level (FPL). (The Public Health Emergency raised that poverty level to 200%, a change that Congress may make permanent in the current Congressional session.) CSBG funds have been previously used for initiatives like rental assistance, utility assistance, childcare funding, and remote learning and technology assistance during the COVID-19 pandemic. The allocation of these funds is meant to benefit low-income Hoosiers.

The federal government requires that 90% of CSBG funds be directly allocated to the Community Action Agencies (CAAs). The remaining 10% may be split between (a) up to 5% in state administration, and (b) discretionary funding (CSBG-D) for trainings for CAAs or other innovative projects proposed.

The 90% of CSBG funds that are directly allocated to CAAs are distributed using an allocation formula that was approved by the Board. The allocation formula is based on several factors. The 90% allocation to the agencies is broken down as follows: 35% to base award and county allotment, and 65% to poverty allotment based on what percentage of the population is at or below 125% of the FPL in each region served (as shown in Table A below). In late 2021, the new 2020 decennial census data was released. Accordingly, staff has updated the existing allocation table to incorporate new population numbers, thereby more accurately reflecting the need in each county. Attached hereto as Exhibit H, is a map showing the service territories of each agency.

<u>Table A</u>	
Agency	% of State Poverty at or below 125%
AREA FIVE	3.11%
AREA IV	4.60%
CFS	2.49%
CAGI	21.63%
CANI	7.94%
CASI	2.87%
CAPWI	1.55%



<b>CAPE</b>	4.01%
<b>TRICAP</b>	1.06%
<b>HUEDC</b>	1.55%
<b>HSI</b>	4.20%
<b>ICAP</b>	5.92%
<b>JS</b>	3.64%
<b>LHDC</b>	0.73%
<b>NCCAA</b>	2.45%
<b>NWICA</b>	10.84%
<b>OVO</b>	1.34%
<b>REAL</b>	9.26%
<b>SCCAP</b>	4.29%
<b>SIEOC</b>	1.56%
<b>PACE</b>	1.98%
<b>WICAA</b>	2.97%
<b>Total</b>	<b>100.00%</b>

In addition, the CSBG Committee of the Indiana Association of Community Action Agencies (INCAA) formally requested that IHCDa adjust the allocation table to ensure that no agency receives less than \$200,000 in any annual allocation. We explored multiple ways to fulfill this request without negatively impacting any agency too greatly. The solution proposed in the 2023 CSBG Allocation Table is modeled on the Weatherization formula that adjusts the “base” for certain agencies. For CSBG, we have increased the base for the agencies that typically receive less than \$200,000 annually. This adjustment had the least impact on the agencies overall and allowed the two smallest CAPs to receive at least \$200,000 per year.

While both changes - census data and the \$200,000 lower limit - affected multiple agencies, by far the largest changes were affected by the population differences in each region around Indiana. IHCDa’s process for changing the allocation table, and the dollar amounts that will be seen when using the table, were shared with the Indiana Community Action Association (INCAA) Board of Directors in July of 2022, and IHCDa has heard no concerns, to date.

Following discussion, a motion was made by Andy Place Sr. to approve the use of the new CSBG Allocation Table for the annual allocation of CSBG funds to Community Action Agencies beginning in PY2023. The motion was seconded by J. June Midkiff. The motion was passed unanimously by roll call vote.

**RESOLVED**, that the Board approve the use of the new CSBG Allocation Table for the annual allocation of CSBG funds to Community Action Agencies beginning in PY2023, as recommended by staff

#### **IV. Community Services**

##### **A. HOPWA Recommendations**

Chairperson Valentine recognized Rachael Sample, who presented the HOPWA Recommendation.

##### **Background**

The Housing Opportunities for Persons with AIDS (HOPWA) program is a formula grant administered by the U.S. Department of Housing and Urban Development (HUD) for low-income individuals and families who are living with HIV or AIDS. HOPWA funding can be used to provide long and short-term rent, mortgage assistance, utility assistance, facility-based assistance, housing information, supportive services, permanent housing placement services, and a small allowance for administrative operations.



The Office of HIV/AIDS Housing (OHH), which has been operating under the same statute and regulations as established in 1992, is changing to reflect current HIV Epidemic trends with the passing and signing of Public Law 114-201. This new law includes modernization of the HOPWA formula. HOPWA Modernization came into effect in July 2016 through the Housing Opportunity Through Modernization Act (HOTMA) which changed the formula through which HOPWA funds are distributed to include people living with non-AIDS cases of HIV in a geographic area and the number of living cases of AIDS in the area. These efforts have resulted in a substantial increase of funds this year.

### Process

IHCDA received \$1,940,337 from HUD for the 2022-2023 program year, which is an increase of approximately 12% above the 2021-2022 program year allocation. IHCDA will retain \$58,210 out of the total amount of funding received for administration of the program. This dollar amount represents 3% of the grant which is the maximum amount allowed for administration. After subtracting funding for administration, IHCDA has \$1,882,127 to allocate to its partners across the state. Sub-recipients were informed about the funding increase but requested less dollars than available because of concerns over their capacity to spend. The amount being requested is \$1,681,524 and leaves a remaining balance of \$200,593. The remaining balance will be made available for allocation during IHCDA's future re-allocation cycle, which will be completed in accordance with an approved reallocation policy. HOPWA funds must be spent within three years of receipt of the award.

HOPWA applications were reviewed to ensure that applicants who are selected to receive HOPWA funds meet the basic threshold criteria listed below, including designation as an Indiana State Department of Health (ISDH) care coordination site. Funding allocations were determined based on the amount of funds requested, previous program success, epidemiology figures from ISDH, the number of households that were served, and funding availability.<sup>1</sup>

The threshold criteria are listed below.

- The applicant must be a private nonprofit organization (defined as a tax-exempt secular or religious organization described in section 501(c)(3) of the Internal Revenue Code).
- The applicant cannot have any unresolved findings from IHCDA or HUD.
- A staff or board member affiliated with the organization must have attended Regional Planning Council on the Homeless meetings.
- The applicant must be a Care Coordination site with the ISDH.
- The applicant must have a Certificate of Consistency with the State of Indiana Consolidated Plan in the areas that its program will serve.
- The applicant must have standards of financial accountability that conform to 2 CFR 200.302 "Financial Management" and 2 CFR 200.303, "Internal Controls", which includes systems and software that allow for effective control and accountability for all funds, property, and other assets.

**TABLE A: Allocation Totals**

<b><u>Applicants</u></b>	<b><u>Service Area(s) Region(s)</u></b>	<b><u>Amount Requested</u></b>	<b><u>Amount Recommended</u></b>
AIDS Ministries	South Bend- Region 2	\$238,521	\$238,521
AIDS Resource Group	Evansville, Region 12	\$340,521	\$340,521
Northeast Indiana Positive Resource Connection	Fort Wayne, Region 3	\$187,675	\$187,675
AIDS Task Force (Aliveness Project)	Merrillville, Region 1	\$346,545	\$346,545
Aspire Indiana	Lafayette, Kokomo, Muncie, Richmond, Regions 4, 6, 5, 9	\$248,272	\$248,272
Hoosier Hills AIDS Coalition	Jeffersonville, Region 11	\$20,000	\$20,000

<sup>1</sup> Regions 7, 11 and some Region 9's counties are outside of IHCDA's HOPWA jurisdiction: Boone, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, Putnam, Brown, Shelby, Washington, Clark, Floyd, Harrison, Ohio, Dearborn, Franklin Union Counties.



IU Health Positive Link	Bloomington/Terre Haute, Regions 8, 10	\$300,000	\$300,000
Sub-recipient Total:		\$1,681,534	\$1,681,534
IHCDA Administration Total:			\$58,210
Unallocated amount			\$200,593
Total:			\$1,940,337

**Exhibit I**, attached hereto, contains a map showing the regions recommended for funding.

Following discussion, a motion was made by G. Michael Schopmeyer to approve awarding an aggregate amount of HOPWA funds in an amount not to exceed \$1,681,534 to the applicants as set forth in **Table A** for the 2022-2023 program year. The motion was seconded by Mark Pascarella. The motion was passed unanimously by roll call vote. Upon taking the roll call, G. Michael Schopmeyer had to leave the meeting due to another meeting he needed to join.

**RESOLVED**, that the Board approve awarding an aggregate amount of HOPWA funds in an amount not to exceed \$1,681,534 to the applicants, as set forth in **Table A** for the 2022-2023 program year, as recommended by staff.

## B. ESG Recommendations

Chairperson Valentine recognized Rachael Sample, who presented the ESG Recommendation.

### Background

The Emergency Solutions Grant (ESG) is a federal formula grant that is administered by the U.S. Department of Housing and Urban Development (HUD) and is allocated according to population and other demographic factors to eligible jurisdictions nationwide. The Indiana Housing and Community Development Authority (IHCDA) is the designated recipient for the State of Indiana. This award covers 91 counties, excluding Marion County which is covered within its own Continuum of Care (CoC) and receives ESG awards directly from HUD for its jurisdiction.

IHCDA's method of distribution for ESG recognizes three categories of activities: ESG Shelter Program (ESG/S), ESG Outreach (ESG/O), and Rapid Re-Housing and Homelessness Prevention (RRHP). The ESG/S component provides funding to help operate the shelters and provide essential services to shelter residents. The ESG/O allows qualified agencies to provide services and case management to people experiencing homelessness who are currently homeless. The RRHP component rapidly re-houses individuals and families by providing short term to medium term rental assistance, financial assistance, and funds to help prevent individuals and families from becoming homeless.

Applicants responded to a Request for Proposals (RFP) in June 2022. The applicant's responses were scored in July.

### Process

IHCDA received \$3,955,447 for program year 2022. The selection process and allocation plan are included in IHCDA's Consolidated Plan which will be submitted to and approved by HUD. IHCDA plans to allocate monies in accordance with HUD regulations as follows:

TABLE A	
Admin (7.5% of overall total)	\$296,659
Operations & Outreach	\$2,195,273
Rapid Rehousing and Homelessness Prevention	\$1,463,515
<b>Total HUD</b>	<b>\$3,955,447</b>

Each response to the RFP was reviewed utilizing a scoring tool that was built into the application, assigning points based on the following criteria: Board of Directors involvement, Financial Management, Program Services and



Coordination. IHCD received fifty-nine responses for ESG/S, thirteen for ESG/O, and fifteen for ESG/RRHP. Six shelter programs received one-time RRH funds to support exits from shelters to permanent housing.

The final award amount was determined by the average score, the amount requested, and the availability of ESG funds.

The maximum request amount allowed per applicant for ESG/S was \$60,000 for current sub-recipients. New applicants were limited to a first-time request of \$25,000. The maximum request amount allowed for ESG/O was \$50,000 for current sub-recipients. New applicants were limited to a first-time request of \$25,000. The maximum request amount allowed per applicant for the ESG/RRHP was \$250,000 for current sub-recipients. New applicants were limited to a first-time request of \$100,000.

ESG/S sub-recipients received an average of 68 percent of their requested amount. ESG/O sub-recipients received an average of 30 percent of their requested amount, and ESG/RRHP sub-recipients received an average of 59 percent of their requested amount. Allocations for each program are set forth on Exhibit J (ESG/S), Exhibit K (ESG/O), and Exhibit L (ESG/RRHP), attached hereto.

Following discussion, a motion was made by Tom McGowan to approve awarding an allocation of 2022-2023 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$2,055,273 for the Shelter Program to the organizations as set forth in Exhibit J. The motion was seconded by Andy Place, Sr. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve awarding an allocation of 2022-2023 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$2,055,273 for the Shelter Program to the organizations as set forth in Exhibit J, as recommended by staff.

Following discussion, a motion was made by J. June Midkiff to approve awarding an allocation of 2022-2023 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$140,000 for Outreach to the organizations as set forth in Exhibit K. The motion was seconded by Andy Place, Sr. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve awarding an allocation of 2022-2023 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$140,000 for Outreach to the organizations as set forth in Exhibit K, as recommended by staff.

Following discussion, a motion was made by Tom McGowan to approve awarding an allocation of 2022-2023 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$1,463,515 for Rapid Re-Housing/Homelessness Prevention to the organizations as set forth in Exhibit L. The motion was seconded by Mark Pascarella. The motion was passed unanimously by roll-call vote.

**RESOLVED**, that the Board approve awarding an allocation of 2022-2023 program year Emergency Solutions Grant funds in an aggregate amount not to exceed \$1,463,515 for Rapid Re-Housing/Homelessness Prevention to the organizations, as set forth in Exhibit L, as recommended by staff.

## V. Executive Update

Chairperson Valentine recognized J. Jacob Sipe, who presented the Executive Update and discussed the following topics:

### 1. 9% Tax Credit Round

- a. On July 25, 2022, IHCD received applications for the 9% Tax Credit Round that will be recommended to the Board at the November 17, 2022, Board meeting. IHCD received a significantly smaller number of applications for tax credits this year, 33 applications. Jacob discussed that he reviewed the trends, last year there were 38 applications requesting 41,000,000,



this year 33 applications requesting 37,000,000, in 2019 there were 43 applications requesting 44,000,000 and in 2018 there were 51 application requesting 51,000,000, which was a huge drop. Jacob noted that there were several factors that attributed to the decline in applications. On the positive side, there will likely be a higher percentage of applications approved this year than in previous years, if the applications are good quality applications that will have a positive impact in their communities whether involving construction or preservation of existing affordable housing.

**2. My Community, My Vision**


- a. IHCDLA launched an updated version of My Community, My Vision, the program came was halted due to the Covid-19 pandemic. This program engages high school students usually from approximately five high schools to develop a plan and present their vision for their communities and undertake a placemaking project for their communities. This year, IHCDLA has a partnership with the Indiana Philanthropy Alliance Youth Council and the Association of Indiana Municipalities, which has a Youth Council with the Mayors. The goal of these partnerships is to create opportunities for the youth participating in Youth Councils across the State to undertake placemaking activities to improve the quality of place in their communities, because we want the youth to stay in Indiana and contribute to the State. Five high schools will be identified later this fall to participate in next year's program. The students will be receiving training and will also be raising funds for their projects. IHCDLA will match these funds. Some previous projects, include murals, improving a local park, improving accessibility to downtown area, etc.

**3. September Board Meeting**

- a. The September Board meeting is at the same time as the Indiana Housing Conference. The Board meeting will be held at the Indianapolis Marriot Downtown at 10:00 am on September 22, 2022. The Indianapolis Marriot Downtown is located at 350 West Maryland Street, Indianapolis, IN. Jacob encouraged Andy Place Sr. and J. June Midkiff to attend the Board meeting in person. He told them that David Stewart will make sure that they can park in the State Garage and get their parking tickets validated. The Lt. Governor's Excellence in Affordable Housing Awards luncheon will start immediately following the Board meeting. There will be an award for the Resident of the Year and award for four developments.

There being no further business, the meeting was adjourned by Chairperson Valentine at 11:15 a.m.

Respectfully submitted,

  
Anne Valentine (Sep 23, 2022 08:48 EDT)

Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:



J. Jacob Sipe  
Executive Director for IHCDLA



**EXHIBIT A**  
**APPLICANT SUMMARY SHEET**

**2021 HOME AWARD RECOMMENDATION**

**Southern Indiana Housing and Community Development  
Corporation –  
1313-1317 9<sup>th</sup> Street**

**CH-021-011  
CO-021-010**

HOME Homebuyer Amount Requested:	\$88,301.00
<b>HOME Homebuyer Amount Awarded:</b>	<b>\$88,301.00</b>
CHDO Operating Amount Requested:	\$50,000.00
<b>CHDO Operating Amount Awarded:</b>	<b>\$50,000.00</b>
Total Project Costs:	\$237,301.00
Project Type:	Family
City/Town:	Columbus
County:	Bartholomew
Activity:	Homebuyer New Construction
Anticipated # of HOME Units:	1
Anticipated # of Total Units:	1



**EXHIBIT B**  
**APPLICANT SUMMARY SHEET**

**PROGRAM YEAR 2021 HOME AWARD RECOMMENDATIONS**

<b>Affordable Housing Corporation of Marion, Indiana</b>		<b>CH-021-004</b>
<b>– Pleasant Run Apartments</b>		<b>CO-021-004</b>
		<b>DFL-022-018</b>
HOME Amount Requested:	\$1,074,000	
<b>HOME Amount Awarded:</b>	<b>\$1,074,000</b>	
Development Fund Requested:	\$412,632	
<b>Development Fund Awarded:</b>	<b>\$412,632</b>	
Total Project Costs:	\$1,486,632	
Self-Score:	70	
IHCDA Final Score:	68	
Project Type:	Family	
City/Town:	Marion	
County:	Grant	
Activity:	Rental New Construction	
Anticipated # of HOME Units:	10	
Anticipated # of Total Units:	10	
CHDO Operating Supplement Requested:	\$50,000	
<b>CHDO Operating Supplement Awarded:</b>	<b>\$50,000</b>	
<b>Blue River Services, Inc.</b>		<b>CH-021-005</b>
<b>– Autumn Ridge Duplexes</b>		<b>CO-021-005</b>
HOME Amount Requested:	\$888,000	
<b>HOME Amount Awarded:</b>	<b>\$888,000</b>	
Total Project Costs:	\$1,273,000	
Self-Score:	75	
IHCDA Final Score:	69	
Project Type:	Family	
City/Town:	Corydon	
County:	Harrison	
Activity:	Rental New Construction	
Anticipated # of HOME Units:	8	
Anticipated # of Total Units:	8	
CHDO Operating Supplement Requested:	\$50,000	
<b>CHDO Operating Supplement Awarded:</b>	<b>\$50,000</b>	
<b>Community Housing Development Organization of Western Indiana, Inc.</b>		<b>CH-021-006</b>
<b>– Riverbend Rehab</b>		<b>CO-021-006</b>
HOME Amount Requested:	\$200,000	
<b>HOME Amount Awarded:</b>	<b>\$200,000</b>	
Total Project Costs:	\$250,000	
Self-Score:	75.5	
IHCDA Final Score:	75.5	
Project Type:	Family	
City/Town:	Covington	
County:	Fountain	



Activity:	Rental Rehabilitation
Anticipated # of HOME Units:	7
Anticipated # of Total Units:	7
CHDO Operating Supplement Requested:	\$50,000
<b>CHDO Operating Supplement Awarded:</b>	<b>\$50,000</b>

<b>Hamilton County Area Neighborhood Development, Inc.</b> <b>– Plum Prairie</b>	<b>CH-021-007</b> <b>CO-021-007</b> <b>DFL-022-016</b>
---	--

HOME Amount Requested:	\$880,000
<b>HOME Amount Awarded:</b>	<b>\$880,000</b>
Development Fund Requested:	\$100,000
<b>Development Fund Awarded:</b>	<b>\$100,000</b>
Total Project Costs:	\$1,090,000
Self-Score:	74.5
IHCDA Final Score:	79.5
Project Type:	Family
City/Town:	Noblesville
County:	Hamilton
Activity:	Rental Rehabilitation
Anticipated # of HOME Units:	4
Anticipated # of Total Units:	4
CHDO Operating Supplement Requested:	\$50,000
<b>CHDO Operating Supplement Awarded:</b>	<b>\$50,000</b>

<b>Housing Opportunities, Inc</b> <b>– Union St. Apartments</b>	<b>CH-021-008</b> <b>CO-021-008</b>
--	--

HOME Amount Requested:	\$1,500,000
<b>HOME Amount Awarded:</b>	<b>\$1,500,000</b>
Total Project Costs:	\$1,515,000
Self-Score:	80.5
IHCDA Final Score:	88.5
Project Type:	Family
City/Town:	Valparaiso
County:	Porter
Activity:	Rental Rehabilitation
Anticipated # of HOME Units:	10
Anticipated # of Total Units:	10
CHDO Operating Supplement Requested:	\$50,000
<b>CHDO Operating Supplement Awarded:</b>	<b>\$50,000</b>

<b>Lacasa of Goshen Inc.</b> <b>– 409 Madison</b>	<b>HM-021-003</b> <b>DFL-022-012</b>
--	---

HOME Amount Requested:	\$436,000
<b>HOME Amount Awarded:</b>	<b>\$436,000</b>
Development Fund Requested:	\$97,000
<b>Development Fund Awarded:</b>	<b>\$97,000</b>
Total Project Costs:	\$663,000



Self-Score:	79
IHCDA Final Score:	76
Project Type:	Family
City/Town:	Goshen
County:	Elkhart
Activity:	Rental Rehabilitation
Anticipated # of HOME Units:	4
Anticipated # of Total Units:	4

<b>Lacasa of Goshen Inc.</b>		<b>HM-021-004</b>
<b>– 511 Division</b>		<b>DFL-022-017</b>
HOME Amount Requested:	\$967,000	
<b>HOME Amount Awarded:</b>	<b>\$967,000</b>	
Development Fund Requested:	\$328,000	
<b>Development Fund Awarded:</b>	<b>\$328,000</b>	
Total Project Costs:	\$1,438,000	
Self-Score:	77	
IHCDA Final Score:	74	
Project Type:	Family	
City/Town:	Elkhart	
County:	Elkhart	
Activity:	Rental New Construction	
Anticipated # of HOME Units:	8	
Anticipated # of Total Units:	8	

<b>New Hope Development Services, Inc</b>		<b>CH-021-009</b>
<b>– Beechwood</b>		<b>CO-021-009</b>
		<b>DFL-022-014</b>
HOME Amount Requested:	\$1,500,000	
<b>HOME Amount Awarded:</b>	<b>\$1,500,000</b>	
Development Fund Requested:	\$226,000	
<b>Development Fund Awarded:</b>	<b>\$226,000</b>	
Total Project Costs:	\$1,827,200	
Self-Score:	82.5	
IHCDA Final Score:	88.5	
Project Type:	Elderly	
City/Town:	Clarksville	
County:	Clark	
Activity:	Rental New Construction	
Anticipated # of HOME Units:	6	
Anticipated # of Total Units:	6	
CHDO Operating Supplement Requested:	\$50,000	
<b>CHDO Operating Supplement Awarded:</b>	<b>\$50,000</b>	

<b>Housing Partnerships Inc. dba Thrive Alliance</b>		<b>HM-021-005</b>
<b>– Hukill Flats</b>		<b>DFL-022-013</b>
HOME Amount Requested:	\$1,331,892	
<b>HOME Amount Awarded:</b>	<b>\$1,331,892</b>	



Development Fund Requested:	\$389,108
<b>Development Fund Awarded:</b>	<b>\$389,108</b>
Total Project Costs:	\$2,171,000
Self-Score:	74
IHCDA Final Score:	73.5
Project Type:	Elderly
City/Town:	Seymour
County:	Jackson
Activity:	Rental Adaptive Reuse
Anticipated # of HOME Units:	12
Anticipated # of Total Units:	12

<b>New Hope Development Services, Inc</b>	<b>CH-021-010</b>
<b>– Highland View</b>	<b>DFL-022-015</b>

HOME Amount Requested:	\$1,500,000
<b>HOME Amount Awarded:</b>	<b>\$1,500,000</b>
Development Fund Requested:	\$226,000
<b>Development Fund Awarded:</b>	<b>\$226,000</b>
Total Project Costs:	\$1,822,200
Self-Score:	76
IHCDA Final Score:	79.5
Project Type:	Elderly
City/Town:	Scottsburg
County:	Scott
Activity:	Rental New Construction
Anticipated # of HOME Units:	6
Anticipated # of Total Units:	6
CHDO Operating Supplement Requested:	\$50,000
<b>CHDO Operating Supplement Awarded:</b>	<b>\$0</b>



**Exhibit C**  
**Applicant Summary Sheet**

**DENIED PROGRAM YEAR 2021 HOME ROUND APPLICATIONS**

<b>Developmental Services, Inc.</b>		<b>2021-HM-026</b>
<b>– McKinley Court II</b>		
HOME Amount Requested:	\$720,000	
Development Fund Requested:	\$214,000	
Total Project Costs:	\$1,134,000	
Self-Score:	83.5	
IHCDA Final Score:	0	
Project Type:	Family	
City/Town:	Columbus	
County:	Bartholomew	
Activity:	Rental New Construction	
Anticipated # of HOME Units:	8	
Anticipated # of Total Units:	8	
Reason for Denial:	Failed Threshold	
<b>Switzerland County Housing Incorporated</b>		<b>2021-HM-032</b>
<b>– Switzer Square Senior</b>		
HOME Amount Requested:	\$930,754	
Total Project Costs:	\$1,041,754	
Self-Score:	68	
IHCDA Final Score:	57.5	
Project Type:	Elderly	
City/Town:	Vevay	
County:	Switzerland	
Activity:	Rental Rehabilitation	
Anticipated # of HOME Units:	38	
Anticipated # of Total Units:	41	
Reason for Denial:	Did Not Meet Minimum Score	



## Exhibit D



### RENTAL HOUSING TAX CREDIT PROGRAM DEVELOPMENT SUMMARY

PROJECT NAME: Historic Gallatin Square

SITE LOCATION: 239 W. Third  
304 S. Gallatin  
316 S. Gallatin  
Marion, IN 46952

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Elderly

APPLICANT: McKinley Development LLC

PRINCIPALS: McKinley Development LLC  
J Higgs Development LLC

#### # OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI:	0
60% of AMI:	21
50% of AMI:	10
40% of AMI:	0
30% of AMI:	11
20% of AMI:	0
Market Rate:	0

#### UNIT MIX

Efficiency:	3
One bedroom:	9
Two bedrooms:	30
Three bedrooms:	0
Four bedrooms:	0
Total units:	42

TOTAL PROJECTED COSTS: \$11,826,600

RENTAL HOUSING TAX CREDITS:	\$1,097,836
TAX CREDIT ASSISTANCE PROGRAM (TCAP):	\$500,000
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000



Exhibit E

# Indiana Housing First Program

*Presentation to IHCD Board of Directors on August 25, 2022*



# Program Background

- The Indiana Housing First Program (“the Program”) was created in 2017 by the state general assembly to provide rental assistance and supportive services to individuals and families with a serious, persistent mental illness, a chronic chemical addiction, or a serious and persistent mental illness with a co-occurring chronic chemical addiction, who are also facing a housing crisis.
- Program regulations may be found in Indiana Code [5-20-9](#)



# Program Model

## Housing First

- Person-centered approach, centered on the belief that all individuals are “ready for housing and can achieve stability in housing with the right supports”
- Services provided are *voluntarily selected* by participants and are predicated on a *harm reduction* approach to addiction
  - If a household elects to receive services, the services must be individually tailored to the needs and goals of the household
- Low-barrier entry criteria, with no additional barriers added by Program recipients.
- Participants must have typical lease, with all rights and responsibilities



# Program Strategy

## Critical Time Intervention

- The program follows a Critical Time Intervention (CTI) approach to providing assistance:
  - Goal of CTI is to build long-lasting stability by developing a community support network around the individual or household and providing support during the time of transition
  - The relationships built in the community are expected to outlast the financial assistance provided by the program
- Evidence-based practice that has been demonstrated to be effective at providing housing assistance to individuals with serious mental illness
- All Housing First Program Recipients are provided CTI training



# Program Activities

- Program funds can be used for:
  - Tenant-based rental assistance and other housing costs (min 60% of funds)
  - Supportive services (max 30% of funds)
  - Administrative costs (max 10% of funds)
- Participants do not have to be enrolled in supportive services to receive rental assistance and vice versa



# Participant Eligibility

- In addition to having at least one member with a qualifying diagnosis, the household must be experiencing a **housing crisis**, defined as:
  - “A situation in which an individual or a household does not have sufficient resources or support networks immediately available to maintain safe and affordable housing or to prevent the individual or household from requiring emergency housing.”
- Program Recipients may not establish a minimum income requirement and must accept households with little or no income.
- To receive more than 12 months of rental assistance, the household must have an annual income at or below 60% of the area median income (AMI) as published annually by HUD.



# Parameters of Assistance

Eligible households may be enrolled in the Program for a **maximum of 24 months** per Housing Crisis.

- Participants receiving rental assistance must execute a lease with the property owner; initial lease terms must be renewable and for no less and 12 months.
- The contract rent charged by the landlord, plus a utility allowance if utilities are not included in the rent, must be determined to be reasonable.
- The participant's rent contribution must be at least 30% of the household's monthly adjusted income, with the goal of decreasing the subsidy over the term of assistance.
- The unit selected by the tenant must pass the Housing Quality Standards (HQS) inspection.



# Program Successes

Since 2018, IHCDa has made 20 awards totaling \$4,564,288.59 to nine unique organizations serving regions across the state of Indiana.

More than 611 individuals in 364 households have been served.

Living situation prior to entry:

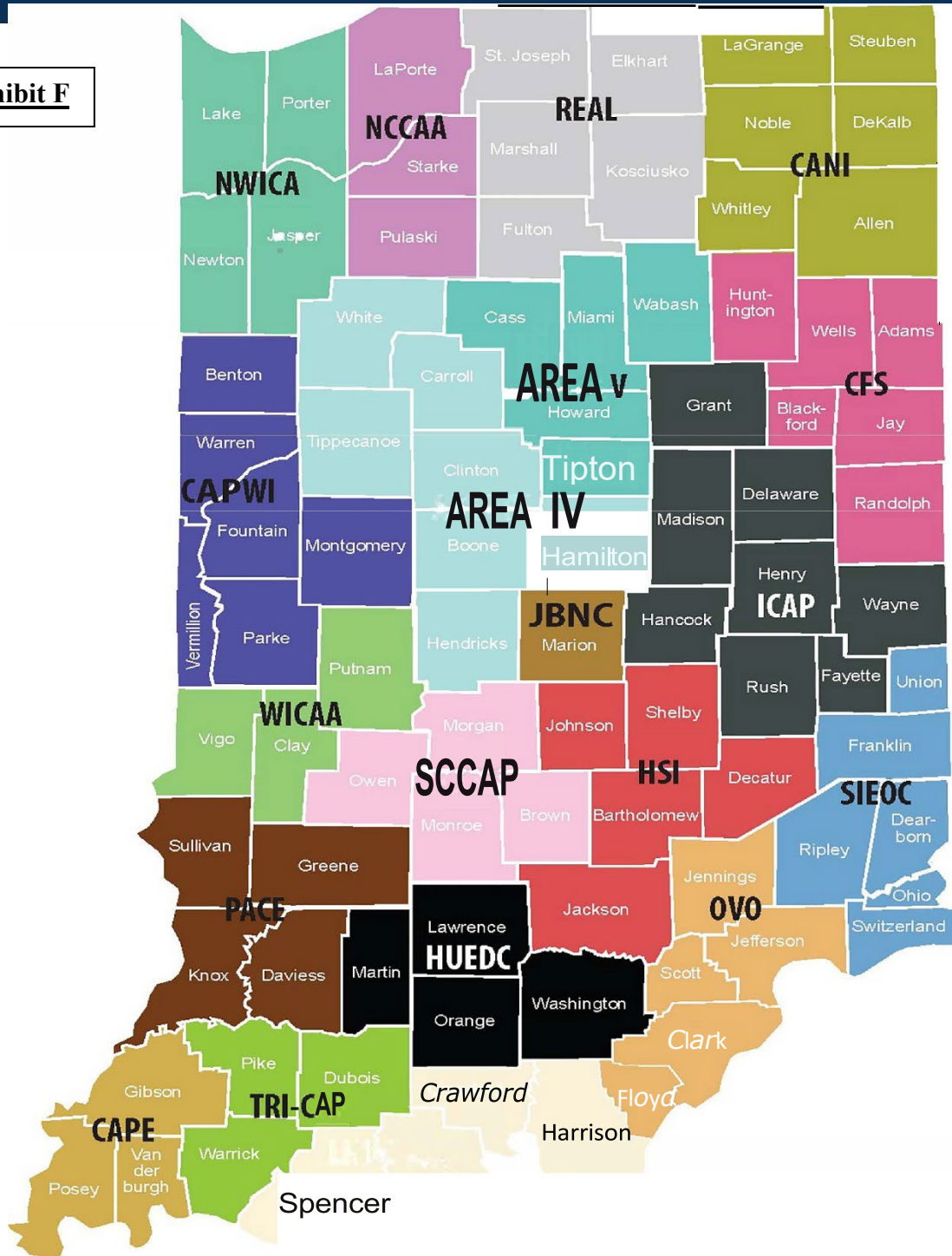
- 47% of households were literally homeless (e.g., staying in emergency shelters or places not meant for human habitation)
- 20% of households entered the program from institutional settings (e.g., substance use treatment facilities, jail/prison, hospital, psychiatric facility)

Outcomes:

- 71% of participants exit to “permanent” destinations, most commonly rental by client with no subsidy
- 9% exit to “temporary” situations, most commonly living with family or friends

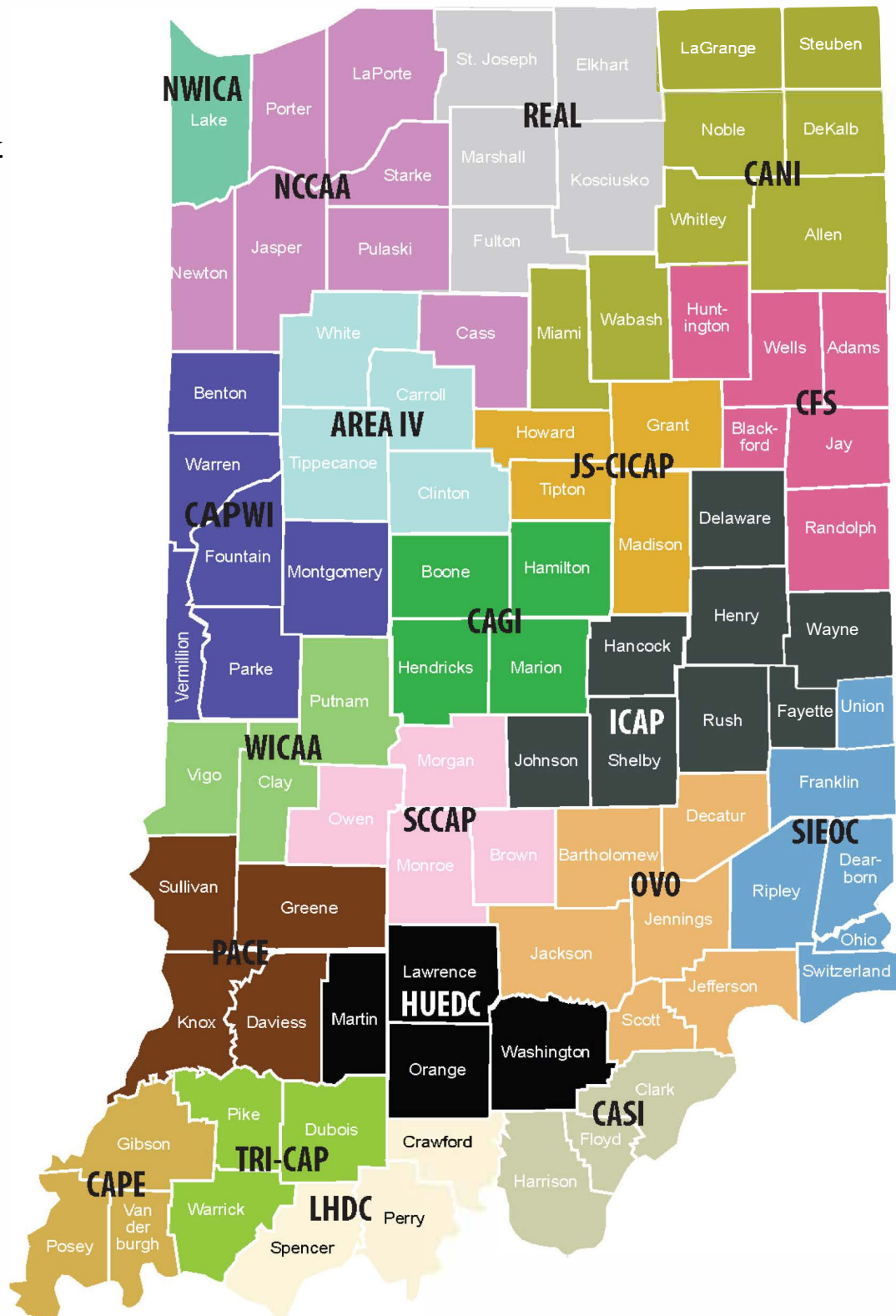


**Exhibit F**



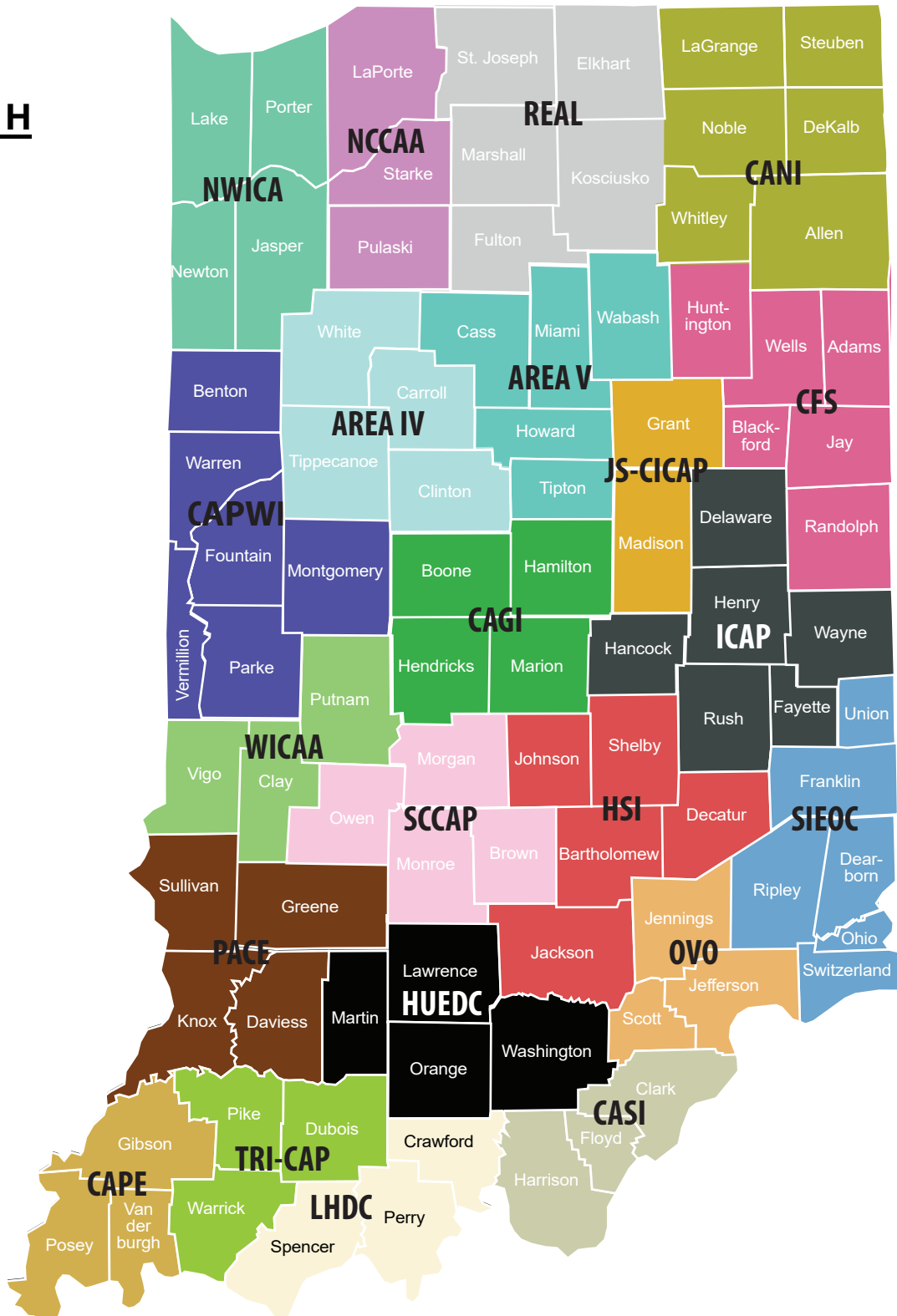


**Exhibit G**

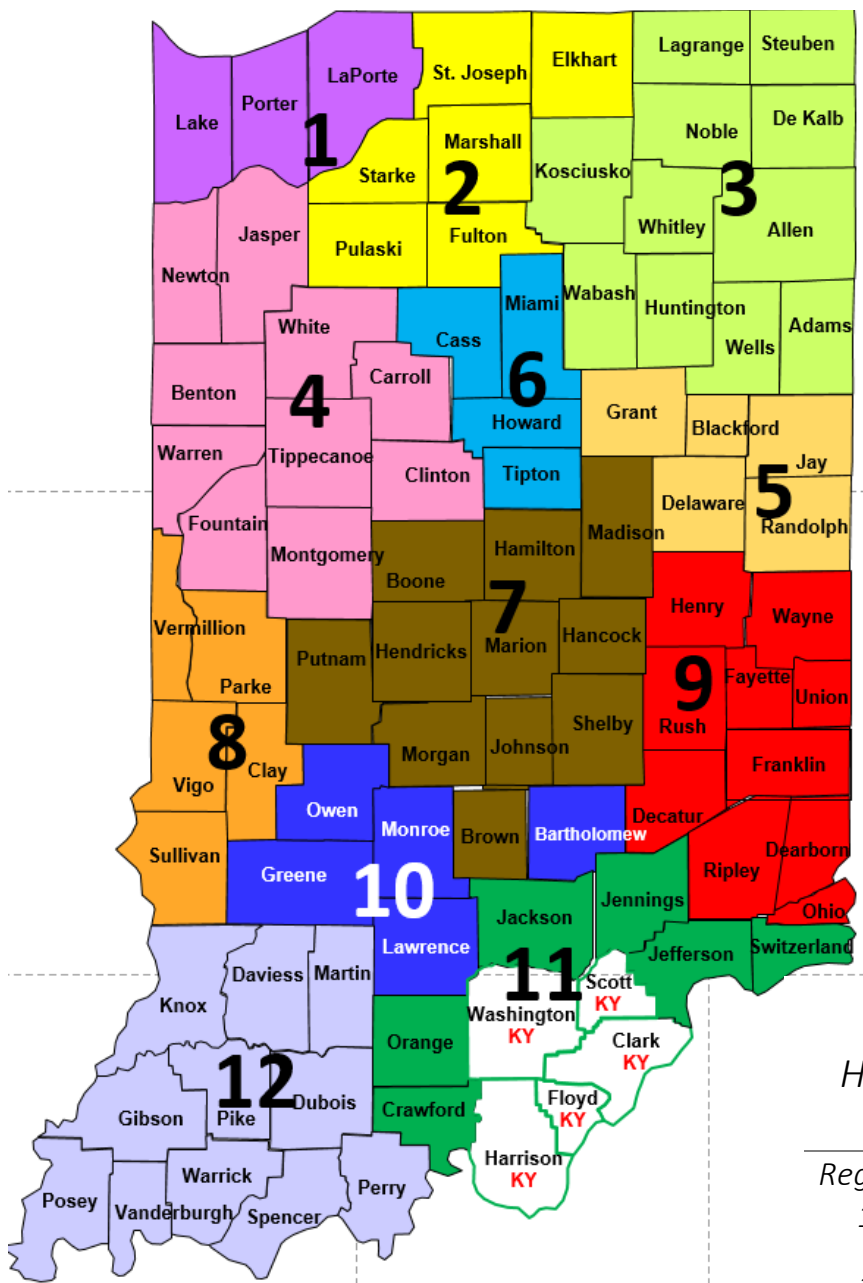




### Exhibit H







## Exhibit I

### Housing Opportunities for Persons with AIDS (HOPWA)

Region	Agency
1	The Aliveness Project of Northwest Indiana, Inc. – <b>Hammond</b>
2	AIDS Ministries/AIDS Assist - <b>South Bend</b>
3	Northeast Indiana Positive Resource Connection, Inc. - <b>Fort Wayne</b>
4	Aspire West – <b>Lafayette</b>
5	Aspire Testing/Prevention – <b>Muncie</b>
6	Aspire Central – <b>Kokomo</b>
7	Damien Center and IU Health – <i>Indianapolis HOPWA Funds cover brown areas</i>
8	IU Health – <b>Terre Haute</b>
*9	Aspire Southeast – <b>Richmond</b> *Dearborn, Franklin, and Union Counties are now covered by Ohio
10	IU Health - <b>Bloomington</b>
*11	Hoosier Hills AIDS Coalition, Inc. (Indiana) – <b>Jeffersonville</b> , *Washington and Scott Counties are now covered by Indiana <i>Kentucky HOPWA Funds cover white areas</i>
12	AIDS Resource Group of Evansville, Inc. - <b>Evansville</b>



**Exhibit J**  
**Shelter Allocations**

<b><u>Agency Name</u></b>	<b><u>Region</u></b>	<b><u>Requested</u></b>	<b><u>Awarded</u></b>
A Better Way (DV)	6	\$60,000.00	\$42,000.00
Anthony Adams House	1	\$20,000.00	\$14,000.00
Advantage Housing	5	\$60,000.00	\$43,000.00
Albion Fellows Bacon Center, Inc (DV)	12	\$40,000.00	\$29,000.00
Alternatives Inc of Madison County (DV)	8	\$60,000.00	\$42,000.00
Anchor House	11	\$60,000.00	\$42,000.00
Beamon Home/Kosciusko County Shelter for Abuse (DV)	2	\$60,000.00	\$42,000.00
Beyond Homeless	4, 7, 8	\$60,000.00	\$42,000.00
Catholic Charities Bloomington- Becky's Place	10	\$60,000.00	\$41,500.00
Catholic Charities- Bethany House (Terre Haute)	4	\$60,000.00	\$42,000.00
Center for the Homeless	2	\$60,000.00	\$41,000.00
Citizens Concerned for the Homeless	1	\$59,000.00	\$41,000.00
*Christian Ministries of Delaware County, Inc.	6	\$25,000.00	\$17,000.00
Community & Family Services, Inc. (Huntington House)	3	\$60,000.00	\$41,000.00
Coordinated Assistance Ministries, Inc.	5	\$60,000.00	\$38,250.00
Council on Domestic Abuse, Inc. (DV)	7	\$60,000.00	\$42,000.00
*Edgewater Systems for Balanced Living	1a	\$25,000.00	\$0.00
Emmaus Mission Center, Inc.	5	\$39,500.00	\$28,000.00
Family Crisis Shelter (DV)	4, 7, 8	\$30,000.00	\$18,500.00
Family Promise of Greater Lafayette	4	\$10,000.00	\$15,000.00
Family Promise Hendricks County	8	\$60,000.00	\$42,000.00
Family Service Association (DV)	5	\$60,000.00	\$42,500.00
Grant Blackford Mental Health formerly Family Service Society, Inc.	6	\$45,000.00	\$32,000.00
Gabriel's Horn	1	\$60,000.00	\$38,250.00
*Goshen Interfaith Hospitality Network	2	\$25,000.00	\$17,000.00
Hancock Hope House	8	\$60,000.00	\$41,500.00
Haven House, Inc. (DV)	1a	\$25,000.00	\$18,000.00
Heart House	14	\$60,000.00	\$41,000.00
Hope Springs (DV)	4	\$44,000.00	\$31,000.00
House of Bread & Peace	12	\$50,000.00	\$35,000.00
Housing Opportunities, Inc. Valparaiso	1	\$60,000.00	\$44,750.00
Human Services, Inc.	11	\$60,000.00	\$41,000.00
Interfaith Hospitality Network of Greater Fort Wayne- (Just Neighbors)	3	\$60,000.00	\$42,000.00
Interfaith Community PADS	1	\$60,000.00	\$41,000.00
Lafayette Transitional Housing Corporation- Day Shelter	4	\$60,000.00	\$41,000.00
*Life Treatment Centers	1, 1a, 2	\$25,000.00	\$17,000.00
Middle Way House (DV)	10	\$60,000.00	\$39,000.00
*Muncie Mission Ministries, Inc.	6	\$60,000.00	\$38,773.00



New Hope Family Shelter, Inc.	10	\$60,000.00	\$41,000.00
North Central Indiana Rural Crisis Center (DV)	1	\$60,000.00	\$41,000.00
Ozanam	12	\$60,000.00	\$41,000.00
Prisoner and Community Together, Inc. (DV)	13	\$52,000.00	\$35,000.00
*Randolph County Veteran Shelter, Inc. dba The Journey Home	6	\$25,000.00	\$17,000.00
*Reach Services, Inc.	7	\$25,000.00	\$17,250.00
Shalom Center, dba Beacon- Day Shelter	10	\$60,000.00	\$44,000.00
*Stability First, Inc.	10	\$25,000.00	\$17,000.00
Sheltering Wings (DV)	8	\$60,000.00	\$43,000.00
St. Elizabeth's Catholic Charities (DV)	13	\$60,000.00	\$43,000.00
St. Jude (DV)	1, 1a	\$60,000.00	\$41,000.00
Stepping Stone Shelter for Women, Inc.	1	\$60,000.00	\$41,000.00
The Caring Place (DV)	1, 1a	\$60,000.00	\$41,000.00
Turning Point- Columbus Regional (DV)	11	\$50,000.00	\$33,000.00
United Caring Services, Inc.	12	\$60,000.00	\$41,000.00
Wellspring/Community Service Center of Morgan County	10	\$50,000.00	\$33,000.00
YWCA Central Indiana (Muncie)	6	\$60,000.00	\$41,000.00
YWCA of Evansville (DV)	12	\$60,000.00	\$41,000.00
YWCA of Greater Lafayette (DV)	4	\$25,000.00	\$18,000.00
YWCA of North Central Indiana (DV)	2a	\$60,000.00	\$41,000.00
YWCA of Northeast Indiana (DV)	3	\$60,000.00	\$41,000.00
		<b>\$2,994,500.00</b>	<b>\$2,055,273.00</b>

\*New Applicants

Edgewater Systems was found to be ineligible for a Shelter award because it did not currently operate a shelter or day shelter.



**Exhibit K**  
**Street Outreach Allocations**

<b><u>Agency</u></b>	<b><u>Region</u></b>	<b><u>Requested</u></b>	<b><u>Awarded</u></b>
Aurora, Inc.	12	\$50,000.00	\$15,000.00
Citizens Concerned for the Homeless, Inc.	1	\$50,000.00	\$15,000.00
Homeless Coalition of Southern Indiana, Inc.	13	\$42,000.00	\$12,000.00
Housing Opportunities, Inc.	1	\$50,000.00	\$15,000.00
Shalom/ Beacon, Inc.	10	\$50,000.00	\$15,000.00
Wellspring/ Community Service Center of Morgan County	10	\$50,000.00	\$15,000.00
*Anthony Adams House	1	\$15,000.00	\$0.00
*Community Action of Southern Indiana	13	\$25,000.00	\$0.00
*Randolph County Veteran Shelter dba The Journey Home	6	\$25,000.00	\$10,600.00
*Muncie Mission Ministries, Inc.	6	\$25,000.00	\$10,600.00
*Interfaith Hospitality Network/ Just Neighbors	3	\$25,000.00	\$10,600.00
*Reach Services	7	\$25,000.00	\$10,600.00
*Catalyst Rescue Mission, Inc.	13	\$25,000.00	\$10,600.00
<b>TOTAL</b>		<b>\$457,000.00</b>	<b>\$140,000.00</b>

\*New Applicants

Anthony Adam's House and Community Action of Southern Indiana did not qualify due to incomplete applications.



**Exhibit L**

**Rapid Rehousing/Homeless Prevention Allocations**

<b><u>Agency Name</u></b>	<b><u>Region</u></b>	<b><u>Requested</u></b>	<b><u>Awarded</u></b>
*A Better Way, Inc.	6	\$100,000.00	\$58,000.00
**Anthony Adams House	1	\$5,000.00	\$4,000.00
Aurora, Inc.	12	\$178,500.00	\$98,000.00
Brightpoint- CANI- Ft Wayne	3	\$60,432.00	\$38,000.00
*Community Action of Southern Indiana	13	\$100,000.00	\$58,000.00
Community & Family Services	3	\$250,000.00	\$128,515.00
**Emmaus Mission Center, Inc.	5	\$21,500.00	\$14,000.00
*Edgewater Systems for Balanced Living	1s	\$50,000.00	\$38,000.00
**Family Promise of Greater Lafayette	4	\$40,000.00	\$17,500.00
Family Promise Hendricks County	8	\$150,000.00	\$91,000.00
**Grant Blackford Mental Health formerly Family Service Society, Inc.	6	\$3,500.00	\$3,500.00
*Haven House, Inc.	1a	\$50,000.00	\$38,000.00
*Homeless Coalition of Southern Indiana	13	\$100,000.00	\$58,000.00
Housing Opportunity Program, Inc. Fort Wayne	3	\$250,000.00	\$141,000.00
Housing Opportunities Inc. Valparaiso	1	\$250,000.00	\$148,000.00
Human Services, Inc.	11	\$250,000.00	\$143,000.00
Lafayette Transitional Housing Corporation	4	\$163,500.00	\$95,000.00
PACT, Inc. (DV)	13	\$35,000.00	\$5,000.00
Reach Services	7	\$200,000.00	\$133,000.00
Shalom, dba Beacon, Inc.	10	\$250,000.00	\$148,000.00
**Wellspring Community Service Center	10	\$35,000.00	\$6,000.00
		<b>2,542,432.00</b>	<b>\$1,463,515</b>

\*New Applicants

\*\*Shelter recipients that requested consideration for small RRH awards to quickly rehouse individuals and families from shelter












# August Board Minutes (00043602xD2C80).PDF

Final Audit Report

2022-09-23

Created:	2022-09-22
By:	David Stewart HCD (DStewart2@ihcda.IN.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAALbbMhb4qS1q-_a9h5yWYEURwZm4zGymA

## "August Board Minutes (00043602xD2C80).PDF" History

-  Document created by David Stewart HCD (DStewart2@ihcda.IN.gov)  
2022-09-22 - 8:02:30 PM GMT- IP address: 108.59.55.245
-  Document emailed to avalentine@lg.in.gov for signature  
2022-09-22 - 8:03:42 PM GMT
-  Document emailed to Jacob Sipe HCD (jsipe@ihcda.in.gov) for signature  
2022-09-22 - 8:03:42 PM GMT
-  Email viewed by Jacob Sipe HCD (jsipe@ihcda.in.gov)  
2022-09-22 - 8:29:25 PM GMT- IP address: 172.225.31.43
-  Document e-signed by Jacob Sipe HCD (jsipe@ihcda.in.gov)  
Signature Date: 2022-09-22 - 8:29:36 PM GMT - Time Source: server- IP address: 174.202.32.188
-  Email viewed by avalentine@lg.in.gov  
2022-09-23 - 12:48:04 PM GMT- IP address: 108.59.55.240
-  Signer avalentine@lg.in.gov entered name at signing as Anne Valentine  
2022-09-23 - 12:48:31 PM GMT- IP address: 108.59.55.240
-  Document e-signed by Anne Valentine (avalentine@lg.in.gov)  
Signature Date: 2022-09-23 - 12:48:32 PM GMT - Time Source: server- IP address: 108.59.55.240
-  Agreement completed.  
2022-09-23 - 12:48:32 PM GMT